



REQUEST FOR IDEAS

FOR POTENTIAL PROJECT INCLUSION

IN

LOUISIANA'S ALTERNATIVE HOUSING PILOT PROGRAM PROPOSAL

TO

U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY

SEPTEMBER 25, 2006

OVERVIEW OF ALTERNATIVE HOUSING PILOT PROGRAM

FEMA has launched an Alternative Housing Pilot Program which is intended to address ongoing housing challenges created by the 2005 hurricane season in the states of the Gulf Coast region, specifically Alabama, Florida, Louisiana, Mississippi, and Texas. As the lead agency for this grant application, the Louisiana Recovery Authority ("LRA") will produce the application and set policy goals for the pilot programs' implementation in Louisiana.

Recognizing the extensive and complex housing challenges facing victims and communities as a result of Hurricanes Katrina and Rita and acknowledging the limitations on FEMA's ordinary statutory authority to provide non-temporary housing solutions, Congress appropriated \$400 million to the U.S. Department of Homeland Security ("DHS") to support alternative housing pilot programs. Congress provided that: "Notwithstanding any other provision of law, the Secretary of Homeland Security shall consider eligible under FEMA's Individual Assistance Program the costs sufficient for alternative housing programs in the areas hardest hit by the hurricanes of the 2005 season." (*P.L. 109-234, Sec 2403*) The Alternative Housing Pilot program represents a one-time exception to FEMA's existing authority under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, by providing an opportunity to explore, implement, and evaluate innovative approaches to both short and intermediate-term housing solutions, an initiative that may yield systematically adoptable alternatives worthy of future consideration by FEMA and Congress.

The FEMA-defined objectives of the Alternative Housing Pilot Program are to:

1. Evaluate the efficacy of non-traditional short and intermediate-term housing alternatives for potential future use in a catastrophic disaster environment.
2. Identify, develop, and evaluate alternative forms of FEMA Disaster Housing to assist victims of the 2005 hurricanes in the Gulf Coast.
3. Consider the feasibility of these options as part of the standard package of housing assistance that could be made available by federal government agencies or state agencies for other disasters of various sizes, locations, and impacts.
4. Assure that pilot projects address the needs of a variety of populations, such as persons with disabilities and the elderly, historically underserved populations as well as renters, homeowners, single family dwelling occupants, and multi-family dwelling occupants.

Through this pilot, the LRA seeks to identify readily available housing units that:

1. Addresses the need for transitional housing as a result of Hurricanes Katrina and Rita.
2. Encourage the return of affected citizens to their hometowns.
3. Encourage the production of housing models that are sustainable, affordable, meet current housing needs, and is consistent with the architectural and community design characteristics of Louisiana.

FEMA's Alternative Housing Pilot Program encourages:

1. Innovation and creativity.
2. Alternatives that can be produced, transported, and installed in a timely manner, and in quantities appropriate to meet the projected needs of a catastrophic disaster situation.

3. Alternatives that are adaptable to a variety of site conditions with minimal requirements for site preparation.
4. Housing solutions that will facilitate sustainable and permanent affordable housing.

GENERAL INFORMATION

Purpose of RFI

The Louisiana Recovery Authority ("LRA") is issuing this Request for Ideas ("RFI") to firms/organizations interested in submitting projects for potential inclusion in the State's grant proposal to the Department of Homeland Security ("DHS") Federal Emergency Management Agency ("FEMA") for the Alternative Housing Pilot Program.

The purpose of this RFI is to identify the best possible alternative housing models available for inclusion in the State's proposal of recommendations to FEMA for funding consideration. The proposal will not be restricted to particular types of alternative housing models; rather, it will be open to many models that address the criteria set forth in this document.

Distribution of RFI

This RFI is being distributed to those firms having expressed interest in responding to the LRA's Request for Ideas. This Request for Ideas will be posted on the LRA's website at www.lra.louisiana.gov.

Schedule of Events

Request for Ideas.....September 25, 2006
Submission due date.....October 4, 2006 5:00PM CST
Submission review period.....October 5 – 11, 2006
Respondents notified of decisions.....October 11, 2006
State submits proposal to FEMA.....October 20, 2006

*The LRA reserves the right to deviate from this schedule.

SUBMISSION GUIDANCE

The submission should include a detailed background of the firm/organization responding and all technical specifications of the project/type/model (i.e. architectural plans, engineering specifications, code/ordinance compliance documentation), as well as detailed descriptions of the manufacturing, delivery, and assembly process of the project/type/model, where applicable. In addition, a detailed description of both the architectural and community design characteristics of the submission is strongly encouraged. Submissions must respond, in detail, to each criteria topic. Failure to do so will be considered a basis for disqualification.

Criteria for Inclusion in Proposal

The submissions will be scored based on the following criteria:

1. **The manner and extent to which the submission improves upon the conditions characteristic of existing temporary housing and improves long-term recovery.** This criterion includes (but is not limited to) consideration of:
 - The extent to which the square footage of submission meet or exceed that of FEMA travel trailers and FEMA manufactured homes, and includes provisions for privacy, family size, family composition, etc.
 - The extent to which the amenities provided meet or exceed those typically offered in FEMA travel trailers and manufactured homes.
 - The technical soundness and engineering feasibility of the submission.
 - The extent to which the submission can meet the needs of diverse populations (i.e. homeowners, renters, large and small families, single family households, multifamily households, rural or urban residents, housing for the elderly) and be able to accommodate or be modified to accommodate persons with disabilities.
 - The extent to which the submission facilitates transition to affordable permanent housing.
2. **The extent to which the submission can provide ready for occupancy (RFO) housing (obtained, transported, installed, repaired, constructed, etc.) within time frames and in quantities sufficient to meet disaster related needs under a range of scenarios, including sudden onset catastrophic disasters.** This criterion includes (but is not limited to) consideration of:
 - Estimates of the number of units that can be produced and installed, ready for occupancy per month for up to twelve months in disaster conditions.
 - Availability of transportation modes; assets for transporting large numbers of the units quickly; access to qualified labor force; supplies; and other requirements for making housing unit ready for occupancy.
 - Housing types which may, by design or construction location, have reduced transportation requirements and thus can be transported to disaster sites with less impact on other response activities.
 - Ease of building/installation requirements, in terms of time elapsed from start-date of building/installation to being ready for occupancy.
 - Minimal potential for safety or hazardous material problems, potential environmental, historic or cultural impacts that may require extensive mitigation, or time in consultation.
 - The extent to which the prototype will be more resistant to future storms
3. **Life Cycle cost, including the cost to acquire, transport, install/construct/repair, and maintain during the period it is occupied by disaster victims.** This criterion includes (but is not limited to) consideration of:
 - Initial acquisition cost.
 - Transportation cost.

- Installation cost.
 - Maintenance cost and ease of maintenance.
 - Energy efficiency.
 - Durability and Re-Use capability, including refurbishment cost.
 - Other cost factors, or issues which affect life-cycle cost potential.
4. **The capacity of the proposed alternative approach to be utilized in and adapted to a variety of site conditions and locations.** This criterion includes (but is not limited to) consideration of:
- Architectural design standards that can be adapted to compliment the pre-disaster, current, or desired neighborhood layout.
 - The cost and time involved in site preparation.
 - Infrastructure requirements of the anticipated sites (if applicable).
 - The extent to which housing units can be occupied immediately with little or no site preparation, even if more extensive site preparation is required for long term occupancy.
 - Ability to use the submitted prototype, if applicable, on individual lots as well as in commercial, private or group sites.
 - The ability of the prototype to withstand environmental conditions in the region without adverse impact in the durability of the prototype or the health of the residents.
5. **The extent to which local officials, local neighborhood associations and other community organizations are part of or support the submission in the community in which it will occur (if applicable).** This criterion includes (but is not limited to) consideration of:
- A resolution or other formal evidence on behalf of the host community public leadership in favor of the submission.
 - The extent to which the submission incorporates comment from disaster victims and/or potential end-beneficiaries of the prototype or those who may be impacted by the prototype.
 - The extent to which the responder has established partnerships or has support from organizations, agencies, companies, or institutes, such as one or more of the following groups (applicants must provide verifiable documentation of support from or partnership with any groups).
 - Public Housing Authorities
 - Neighborhood Associations
 - Financial Institutions
 - Faith-based or Community organizations
 - Economic or Community Development or Redevelopment organizations
 - Private sector companies representing the real estate, insurance or housing construction industries
6. **The extent to which the submission engages the ideals of the LRA's Louisiana Speaks Long-Term Community Planning Initiative**

(<http://www.louisianaspeaks.org>). This criterion includes (but is not limited to) consideration of:

- The extent to which the prototype can be adapted to compliment the architectural and urban design standards set forth in the Louisiana Speaks Pattern Book (<http://www.louisianaspeaks.org/planning.html?c=7>).
- The extent to which the prototype can be adapted to engage the community design characteristics of the Louisiana Speaks Neighborhood Planning Initiatives (<http://www.louisianaspeaks.org/planning.html?c=8>).
- Is the project site in an urbanized area, with existing transportation and utility infrastructure?
- Is the project site easily accessible by foot or bicycle to elementary and secondary educational institutions, libraries, and community health-care facilities?
- Is the project site outside of areas at risk to flooding and hurricane storm-surge, and/or elevated to safe levels?

7. **The extent to which the firm/organization is committed to Louisiana's economy and residents.** This criterion includes (but is not limited to) consideration of:

- The extent to which the firm/organization is based in and/or production is conducted within the State of Louisiana.
- The number of Louisiana residents employed by the firm.
- The extent to which there is a commitment to working with local contractors, subcontractors, and local suppliers.

TERMS AND CONDITIONS

Submission of Ideas

Submissions are to be limited to 10 pages of text plus any necessary technical appendices and the cover page provided. **Respondents must submit 10 copies of their submission to Louisiana Recovery Authority, Attn: Jeff Hebert, 150 Third Street, Suite 201, Baton Rouge, LA 70801, for receipt no later than 5:00 PM CST on Wednesday, October 4, 2006.**

Proposals must respond, in sequence, to the criteria included under Submission Guidance. Responses to each criterion must begin on a new page, with the criterion (or summary thereof) restated at the top of the page.

Review and Selection Process

LRA staff will initially review all submissions for accuracy and completeness. A panel of experts will then review, evaluate, and score all complete and accurate submissions using the criteria set forth in this document under Submission Guidance. After the evaluation and scoring has been completed, the panel will recommend the projects, based on the composite score rank of the submissions. The panel of experts will set a minimum composite score for submissions to be recommended for the State's proposal to FEMA. The result will be a proposal that will be scalable depending on the level of funding Louisiana receives from FEMA.

This RFI does not commit the State of Louisiana, the Louisiana Recovery Authority, or any other subdivisions of the State of Louisiana to include any particular project in the State's proposal to FEMA for funding. It is neither a contract nor an offer to contract, but rather a solicitation of ideas.

If it becomes necessary to revise any part of this Request for Ideas or otherwise provide additional information, an addendum may be issued by the LRA.

Expenses Relating to Submissions

The LRA shall not be liable for any expenses incurred by respondents in replying to this Request for Ideas.

Rejection

The LRA reserves the right to reject any and all submissions in response to this RFI and to ask for clarification from the respondents to this RFI as may be necessary or appropriate to review submissions.

Contact Prohibition

Firms must refrain from initiating any direct or indirect contact or communication with members of the LRA Staff or Board of Directors with regard to selection of firms to be included in the proposal pursuant to the RFI while the selection process is occurring. Any violation of this prohibition will be considered a basis for disqualification.

Any questions or requests for clarification of the RFI should be directed in written form to Louisiana Recovery Authority, Attn: Jeff Hebert, 150 Third St., Suite 201, Baton Rouge, LA 70801 or faxed to 225-338-5364 or emailed to LRAPlanning@la.gov. It is the sole responsibility of the prospective respondent to inquire into and clarify any item of the RFI that is not understood.



ALTERNATIVE HOUSING PILOT PROGRAM
REQUEST FOR IDEAS



SUBMISSION COVER PAGE

Name of Firm/Organization			
Model/Idea Name			
Firm/Organization Mailing Address			
Point of Contact	Telephone	Fax	Email
DO NOT WRITE IN THIS AREA			

--	--	--	--